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WARRANTY DEED
Statutory Short Form

025271

We, Timothy S. Turner and Catherine A. Turner of Waterville, Kennebec County, State of Maine, for consideration paid, grant to Roger L. York and Laurel S. York of Waterville, Kennebec County, State of Maine, and whose mailing address is 31 Sanger Avenue, Waterville, Maine 04901, with Warranty Covenants as joint tenants and not as tenants in common, the land in Waterville, Kennebec County, and State of Maine, bounded and described as follows; to wit:

TRANSFER
TAX
PAID

A CERTAIN lot or parcel of land situate on the southerly side of Columbia Road in Waterville, County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

STARTING at a stake placed in the southerly line of Columbia Road, which stake is 150 feet westerly from the intersection of the westerly line of May Street with the southerly line of Columbia Road; thence to the south parallel with the westerly line of May Street a distance of 100 feet; thence to the west at right angles and parallel with the south line of Columbia Road, a distance of 50 feet; thence to the north at right angles a distance of 100 feet to the southerly line of Columbia Road; thence at right angles along the southerly line of Columbia Road, a distance of 50 feet to the point of beginning.

ALSO another certain lot or parcel of land situated on the southerly side of Columbia Road in said Waterville, in the County of Kennebec and State of Maine, more particularly bounded and described as follows, to wit:

STARTING at a point in the southerly line of Columbia Road, which point is 100 feet westerly from the intersection of the southerly line of Columbia Road with the westerly line of May Street; thence to the south at right angles with the southerly line of said Columbia Road a distance of 100 feet; thence to the west at right angles to the line last drawn a distance of 50 feet to a point; thence to the north at right angles to the line last drawn a distance of 100 feet to the southerly line of Columbia Road; thence to the east along the southerly line of Columbia Road a distance of 50 feet to the point of beginning.

BEING all and the same premises acquired by Timothy S. Turner and Catherine A. Turner by Warranty Deed from Donald Whitman and Evelyn Whitman dated March 10, 1977 and recorded in the Kennebec County Registry of Deeds in Book 1980, Page 188.

THE two above described parcels of land are subject to the following restrictions, which are to run with the land, to wit:

1. No building other than a private dwelling house for not over two-family occupancy, together with private garage for use by occupants of the house, shall be erected upon said premises.
2. No part of any building shall be placed nearer than twenty (20') feet from the line of any street; provided, however, that porticoes projecting not over three (3') feet, steps, and windows are to be allowed on said reserved space.
3. No double-decked porches may be built on any house.
4. Said dwelling house and garage shall cost not less than seven thousand five hundred dollars (\$7,500.00).
5. The garage, unless built as part of the house, shall be set back at least sixty (60') feet from the line of the street.

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6. No animals, of any kind shall be kept on the premises; excepting however, household pets.

7. No dwelling house shall be erected on any lot having less than fifty (50') feet frontage on the street. In the event that the same owner owns contiguous lots having a continuous frontage of more than fifty (50') feet, then in such event, the restrictions herein shall apply to each full multiple of fifty (50') feet frontage. In other words, on a lot of land having a frontage of one hundred (100') feet on the street and being one hundred (100') feet deep, two (2) buildings may be erected in accordance with the restrictions herein.

8. The grantor shall not be held responsible for the enforcement of these restrictions.

WITNESS our hands and seals this 30th day of October, 1991.

Signed, Sealed and Delivered
in the presence of:

ST. L. P.
ST. L. P.

Timothy S. Turner
Timothy S. Turner
Catherine A. Turner
Catherine A. Turner

STATE OF MAINE
COUNTY OF KENNEBEC

Dated October 30, 1991

Then personally appeared the above named Timothy S. Turner and Catherine A. Turner and acknowledged the foregoing instrument to be their free act and deed.

Before me,

ST. L. P.
Notary Public
Print Name _____



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WITNESSED: Harold Reed Mearns
REGISTER OF DEEDS

Stephen F. Dubord
Notary Public Attorney At Law
My Commission Expires
September 4, 1994